

Town of Hideout, UT
Planning Commission Meeting Minutes
May 5, 2017

I. Call to order and Pledge of Allegiance

Chair David Erichsen called to order the regular meeting of the Town of Hideout Planning Commission at 4:30 p.m. on Friday, May 5, 2017 at 10860 N. Hideout Trail Hideout, Utah, and led the Pledge of Allegiance.

II. Roll call

Chair: Dave Erichsen
Commissioners: Kip Paul
Alternate Dean Heavrin, by phone

Also in attendance: Town Clerk - Lynette Hallam, Kent Cuillard – Public Works, Bruce Baird, Bill Bartlett, Kyle Blumin, Nicole Blumin, Nate Brockbank, Pamela Davey, Tim Dora, Robyn Farrant, Sara Goldkind, Lillian Grippo, Steve Jackson, Genevieve LeBlanc, Paul Linford, John Luna, Lynn Regester, Phil Rubin, Joanne Rupinsky, Kathy Smith and Dennis VandenAkker

III MINUTES - Consideration and Approval of Minutes for Regular Meeting of April 14, 2017

Chair Dave Erichsen explained since the Commissioners at the April meeting were not all in attendance and Alternate Dean Heavrin was not at the April meeting, the minutes would be voted on at the next planning commission meeting.

IV NEW BUSINESS

1. PUBLIC HEARING – Amend Hideout Town Development Code and Zoning Ordinance to provide for an overall increase of 25% in the residential densities allowed in all zoning districts within the Town

The chairman read the commentary that had been given to the Commissioners concerning the density change. Chair Erichsen explained this would clean up the Code; the Code was originally basically copied from the Wasatch County Code. The density clause is poorly written. Open space is built into other sections of the Code. It needs a better definition; under the whole section developers are limited to 50%. Schools need to be taken out of the equation as it is not likely a school will be built in Hideout. Residents have asked why the Town is not master planned, but landowners cannot be forced to do things. Easement donation would be good for density increase.

The chair read through the basis for density bonuses. Kip Paul asked if Wasatch County and Summit County codes are similar. Chairman Erichsen stated it has always been in the Code to be able to get a 25% density increase; the changes would give beneficial tools. The Chair explained how density can increase. This is a rewards section – the Town gives bonuses.

Chair Dave Erichsen discussed Section 11.07.110 which would give a 25% overall density increase; the density bonuses could increase from there. The chair talked about the County's stance which allows higher density; he also explained the Performance Chart. Open space has no advantage to increase density; open space is already at 20% to 25%. RSPA has 30 eru's and 350 eru's on this side of the state road.

The Chairman opened the hearing to public comment.

Sarah Goldkind asked about the ways to increase density. The Chair referred to the rewards section. A matrix gets cumbersome. The developer comes and says they are doing some great things. The Staff evaluates that and designates a percentage increase. Deer Water has some ground that will work nicely, but does not have too much land. There may be opportunities for further annexation. When the Town was incorporated, the Chair stated he took the lowest number for density. Now the County has moved way beyond that.

Kyle Blumin stated he has a number of concerns. Development is slippery and can change in a hurry; it is not always the best for current residents. Mr. Blumin brought up developments in the County, i.e. Black Rock and others. Mr. Blumin felt a 25% increase would impact the view shed and their investment in their homes; he stated he didn't understand and it is ridiculous how this is so hurried.

Chair Dave Erichsen said the Planning Commission represented both the landowners and the residents. Kyle Blumin asked if the State allows landowners to do what they want to residents. This is too fast; slow down. The Chair explained what is in the Code currently. It is different for platted and raw land; the changes will not affect land that is already platted.

Pamela Davey asked how the density increase would benefit residents who are already here. The chair stated if the residents don't want development, then it doesn't do anything for them. Deer Water won't come if they can't get the increase. Longview Drive won't get finished. They will de-annex from Hideout and develop in the County. In the County, Deer Water could get higher density and different standards. Most municipalities have higher tax rates to help pay fixed costs. Hideout has tried to keep taxes low; further development will give the Town a higher tax base.

Lilly Grippo asked for the landowners' perspective. Chair Dave Erichsen replied they have been paying taxes for a long time and have been waiting to see what happens. Hideout has the same density as Deer Mountain; Hideout's density is far lower than the property surrounding Stock Building Supply.

Commissioner Kip Paul stated the Commission is trying to work in the best interests of the landowners and the residents. The commissioner felt it was not appropriate to cast dispersions. If the Town has to pay for running long stretches of road, the cost becomes prohibitive. The Town is trying to keep open space by clustering, etc.

Lilly Grippo asked if there has been a wildlife impact study. Ms. Grippo stated she had moved from Los Angeles to get away from the congestion. The chairman said there is no requirement for a wildlife study.

Bruce Baird countered this has not been an expedited process; notices have been on the website for quite some time concerning this matter. The 25% increase only applies to raw land. Even with the increase, it will not look like the Stock area; the Code would not allow that. The Development Agreement adopted for developments will limit the numbers developers could get in Town. The density would be higher in the County. The deer and wildlife are going to go the same place they went when you built your homes. The density will not be anything like what is being feared. The quality could be less desirable if the development goes in the county. Cities have gone bankrupt because of the cost of infrastructure such as the highway that will be completed at the developer's cost.

Nate Brockbank stated the developer has been working on this project over a year. The density has gone from 356 lots to 112 lots.

Chris Baier brought up the 6 foot asphalt trail by the road and said they were planning on that.

Mr. Brockbank stated if the development is done in Wasatch County, the development will average 3.5 units per acre, 10% of the development has to be moderate income housing. Moderate income does not go against allowed density. The developer would love to develop in Hideout. The Town will be getting 4900 feet of asphalt road which will give another fire access.

Lilly Grippo stated she is just hearing about the project.

Sara Goldkind commented about Deer Water and Shoreline. Nate Brockbank informed her the projects are not related. Ms. Goldkind voiced concerns regarding Shoreline. What are the Planning Commission obligations for planning, environmental impacting, fire safety, water, sewage and waste management?

Dave Erichsen responded RSPA is a planning tool. Thirteen hundred acres in Town has generated all that is here now. The view sheds have low density. RSPA contemplates a variety of products. Shoreline with higher density will be located next to SR248. Silver Sky will be isolated with the relocation of roads. Mr. Erichsen pointed out the Town Code controls development and landowners have rights.

Concerning wildlife, Chair Erichsen said there is open space across SR248. The migratory path is dangerous because of the highway. The Town seems to have little or no say with UDOT. With every development has water and sewer issues worked out before allowed to developer. The original developer spent over \$20 million in bonds, infrastructure, etc. There are detention basins to catch the run-off; the water off the highway goes into the ground. To help decrease fire danger, each home is required to have sprinklers.

Phil Rubin commented he appreciates the deliberate thought that has gone into the development. Mr. Rubin said he came to Hideout because of the branding of Hideout; he wants to see that the quality of life is maintained. Mr. Rubin felt that Deer Water was a great solution. The density increase would be open to all raw land.

Lilly Grippo asked about the possibility of traffic lights. The Chair opined UDOT will not add lights until needed; the first goal should be to reduce speed. The Town has worked with UDOT concerning reduction of speed with no progress. As traffic increases, a light will probably be needed. Ms. Grippo asked how development has been allowed with only one access. Chair Erichsen said there is an emergency access at both ends of Town.

John Luna asked if the density increase would apply to Shoreline. Chair Dave Erichsen said there is no reason for the developer to get a density increase. The preliminary plan is approved and there is no sign it would happen. Mr. Luna asked what benefit there is to a blanket density increase. The Chair considered the effect on the landowners and the legality of picking and choosing where the density should be allowed; the Town could be accused of favoritism. There are other landowners waiting to see when it will be favorable and economically feasible for them to develop.

Mr. Luna commented it would make sense to have outline maps and pictures. Chair Dave Erichsen declared he is working with Wasatch County to put the zoning on the GIS maps; he is hoping to give it to the County in two or three weeks. There are 1300 acres in RSPA and 400 acres outside of RSPA. Commissioner Kip Paul offered his company could provide better maps. Phil Rubin stated he could donate a projector for displaying images.

Kyle Blumin asked what effect the blanket density would have on Rustler. Chair Dave Erichsen replied the change cannot apply to already recorded platted land so would have no effect on Rustler.

Robyn Farrant asked about the Shoreline development density. The Chair said it has 602 units; Deer Water has to have the density increase approved to get 112. Ms. Farrant inquired about the acreage; Chair Erichsen the base density is 38 acres and then cluster. Ms. Farrant asked how the property donation would be used; the Chair said it would probably be used for a Public Works yard and building. The roads being completed will clean up access with through roads. Another question from Ms. Farrant was concerning the process to be approved. Chair Dave Erichsen detailed the Planning Commission would recommend the Council consider the project for approval. Then the Development Agreement would be completed and approved.

Phil Rubin asked about the Shoreline approval. Dave Erichsen said they had preliminary plan approval. In 11.06.114, Mr. Rubin asked what the density change would do to the open space information. Chair Erichsen commented it would stay the same.

The Chair closed the public comment portion of the meeting.

Commissioner Kip Paul made a motion to recommend to the Town Council approval of the 25% density increase. Alternate Commissioner Heavrin seconded the motion. The motion was approved unanimously with affirmative votes from Commissioners Paul, Heavrin and Erichsen.

2. DISCUSSION ITEM – A proposed Development Plan for the Deer Water Development which is proposed for the property located at approximately 400 East Longview Drive

Bruce Baird, attorney for Deer Water Development, said Longview Drive would not be completed at this time without Deer Water Development and Shoreline Development.

Through an agreement, the road was moved up higher. Deer Water will complete 4900 feet of Longview. There will be a six-foot asphalt trail next to Longview Drive. Mr. Baird stated Deer Water will probably just go with twin homes – it pencils out better; they will know for sure by Thursday. The developer is building a park (playground, pickle ball park, etc.), truck and guest parking. The primary benefit to the Town is the completion of the highway.

Kyle Blumin asked about the price point. Mr. Baird attempted to contact Nate Brockbank concerning this. Mr. Baird reported the price point would be \$550,000 to \$700,000. The size will be 2200-3000 sq. ft. (the latter with basement).

Mr. Baird reported they have been working with the trails committee.

Sara Goldkind inquired about the time line. Bruce Baird stated they would hopefully get them in this year while the market is hot.

3. DECISION ITEM – Set calendar for future meetings

Commissioner Kip Paul said the calendar would work for him.

V ADJOURNMENT

The meeting was adjourned at 6:25 PM.

Lynette Hallam, Town Clerk

Approved: 6/16/17